70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

City of Barrie

Meeting Agenda

Affordability Committee

Wednesday, November 27, 2024 | **6:00 PM** | **Council Chambers**

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the Municipal Act, 2001.

1. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday November 27, 2024, at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

1.1 APPLICATION FOR ZONING BY-LAW AMENDMENT 22, 28, 34 VESPRA STREET AND 97 AND 101 BRADFORD STREET (WARD 2) (FILE: D30-018-2024

The purpose of the Public Meeting is to review an application submitted by Weston Consulting on behalf of Black Creek Vespra GP Inc. for an Amendment to the Zoning By- law to permit the development of a 36 storey mixed use development on lands known municipally as 22, 28 and 34 Vespra Street and 97 and 101 Bradford Street, Barrie.

The site is approximately 0.41 hectares in size and located on at the northeast corner of the Bradford Street and Vespra Street intersection. The purpose of the amendment is to facilitate the construction of a 36-storey mixed use development with a 5-storey podium inclusive of above grade structured parking and at grade commercial uses. The proposed development will consist of 27,552m2 of residential gross floor area (GFA) as well as 374m2 of commercial/retail space along the ground floor. The unit breakdown for the residential portion is as follows:

- One Bedroom - 371 Units
- Two Bedroom - 53 Units
- Three Bedroom - 38 Units

The Subject Lands are currently zoned 'General Commercial' (C4), and a Zoning By-law Amendment is required to rezone the entirety of the Subject Lands to 'Central Area Commercial with Site Specific Provisions' (C1) (SP-XXX) in order to permit the proposed use and implement appropriate site-specific development standards that will allow the site to develop as proposed. The following table outlines the proposed site-specific exceptions that are required:

Zoning Provision	C1-Central Area	Proposed
Gross Floor Area (Max % of Lot Area)	600%	741%
Building Height (Max)	15m	122m
Parking - Residential Dwelling(s) in the Urban Growth Centre	1 space/dwelling unit	0.69 spaces/dwelling unit

Presentation by representative(s) of Weston Consulting Group.

Presentation by Krishtian Rampersaud, Planner of the Development Services Department.

Attachments: PM Notice - 22, 28,34 Vespra and 97 and 101 Bradford St
PM Presentation 22, 28 34 Vespra St 97 & 101 Bradford Street
PM Memo 22 ,28, 34 Vespra St 97 and 101 Bradford St
PM Correspondence - 22, 28, 34 Vespra St and 97, 101 Bradford St
ADDITIONS PM Correspondence - 97 101 Bradford s St. and 22 28 34 Vespra

1.2 APPLICATION FOR ZONING BY-LAW AMENDMENT 12 OTTAWAY AVENUE (WARD 2) (FILE: D30-020-2024)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions, on behalf of 2820485 Ontario Inc. for a Zoning By-law Amendment to permit a residential development consisting of two (2) single family dwelling units with attached garages on land known municipally as 12 Ottaway Avenue.

The site is approximately 0.08 hectares in size and located on the north side of Ottaway Avenue, south of Highway 400.

A Zoning By-law Amendment is proposed to amend the existing 'Residential Single Detached Dwelling Second Density' (R2) zone that applies to the subject lands to 'Residential Single Detached Dwelling Fourth Density' (R4).

Presentation by representatives of Innovative Planning Solutions.

Presentation by Rachel Mulholland, Planner of the Development Services

Department.

Attachments: PM Notice - 12 Ottaway Ave
PM Presentation 12 Ottaway Ave
PM Memo - 12 Ottaway Avenue
ADDITIONS PM Correspondence 12 Ottaway Avenue

1.3 APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 1080 LOCKHART ROAD (WARD 10) (FILE: D30-015-2024)

The purpose of the Public meeting is to review an application submitted by Malone Given Parsons on behalf of DIV Development (Barrie) Ltd., for an Amendment to the Zoning By-law to permit a 1,030 residential unit Plan of Subdivision on lands known municipally as: 1080 Lockhart Road.

The site is approximately 80.2 hectares (198.6 acres) in size and is located at the intersection of Lockhart Road and the 20th Sideroad, extending north to the intersection of Mapleview Drive East and the 20th Sideroad.

Zoning By-law Amendment

The Zoning By-law Amendment application proposes to rezone the subject lands from Residential Rural (RR), Agriculture General (AG) and Environmental Protection (EP) in the former Town of Innisfil By-law 054-04 to Neighbourhood Residential (R5), Neighbourhood Multiple Residential with Special Provisions (RM3)(SP-XXX), Open Space with Special Provisions (OS)(SP-XXX), Educational - Institutional with Special Provisions (I-E)(SP-XXX) and Environmental Protection (EP) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended.

Draft Plan of Subdivision

The purpose of the Draft Plan of Subdivision application is to facilitate the development of a 1,030 residential unit subdivision containing single detached dwellings, semi-detached dwellings, street townhouses and an apartment. The subdivision will also provide an institutional block for a future school, an open space (park) block, and associated areas for environmental protection and stormwater management.

Presentation by representatives of Malone Given Parsons.

Presentation by Tyler Butler, Planner of the Development Services Department.

Attachments: PM Notice - 1080 Lockhart Rd
PM Presentation 1080 Lockhart Road
PM Memo - 1080 Lockhart Road

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. DEFERRED/REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

Nil.

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca. to ensure availability.